

THE EFFECTIVE DATE OF THIS ORDINANCE IS OCTOBER 1, 2008

ORDINANCE NO. 08-18-494

Amendments to the Frederick County Building Code

Whereas, under Section 3(s) of Article 25 of the Annotated Code of Maryland, the Board of County Commissioners of Frederick County, Maryland, is authorized to adopt a Building Code and to incorporate by reference a Building Code promulgated by any Trade or Professional Association; and

Whereas, the Board of County Commissioners wishes to adopt the latest edition of the International Code Council's (ICC) International Building Code, 2006 Edition and the ICC International Residential Code, 2006 Edition, to conform the County regulations to current standards; and

Whereas, the Board of County Commissioners wishes to make certain local changes to, and exclusions from, the International Building Code, 2006 edition and the International Residential Code, 2006 edition, as are shown on the attached Exhibit A.

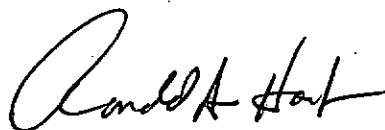
NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, that the text amendments attached hereto as Exhibit A are hereby adopted;

AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on October 1, 2008. A fair summary of this Ordinance shall be published in the Frederick News Post and a copy shall be filed with the Clerk of the Circuit Court for Frederick County prior to the effective date.

The undersigned hereby certifies that the foregoing Ordinance was approved and adopted on the 17th day of June, 2008.

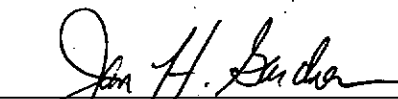
ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF FREDERICK COUNTY, MARYLAND



Ronald A. Hart
County Manager

By:


Jan H. Gardner, President

Korm
6/20/08

EXHIBIT A – BUILDING CODE

§ 1-6-16. ADOPTED.

The Board of County Commissioners hereby adopts the International Building Code, [2003]**2006** Edition and the International Code Residential Code, [2003]**2006** Edition, including the amendments adopted by the State of Maryland in the Maryland Building Performance Standards (COMAR 05.02.07), and subject to the local amendments DESCRIBED BELOW in §1-[1]6-18A AND §1-6-18B.

* * *

§ 1-6-18A. LOCAL AMENDMENTS TO INTERNATIONAL BUILDING CODE.

(A)The International Building Code, [2003] **2006** Edition as adopted by the State of Maryland in the Maryland Building Performance Standards (COMAR 05.02.07) is hereby amended AS DESCRIBED AND SHOWN BELOW in the following respects:

[(1)] Subsection 101.2 is hereby amended by adding the following exception:

Exception 2: Agricultural Buildings. The provisions of this code shall not apply to the construction, alteration, addition, repair, removal, demolition, use, location or maintenance of agricultural buildings. This provision does not exempt the owner from obtaining required electrical or plumbing permits, nor from complying with all other applicable local, state and federal regulations, laws, and ordinances. An "agricultural building" for purposes of this subsection means a building or structure utilized for agricultural activity as defined in the Frederick County Zoning Ordinance.

[(2)] Subsection 101.2.1, Appendices, is hereby amended with the addition of the following language:

Provisions in the appendices shall not apply unless specifically adopted.

[—(3)—] Subsection 101.4.1 is hereby amended to read as follows:

101.4.1 Electrical: The provisions of the Frederick County Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

[—(4)—] Subsection 101.4.4 is hereby amended to read as follows:

101.4.4 Plumbing. The provisions of the Frederick County Plumbing Code shall apply to the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, and where connected to a water or sewage system and as aspects of a medical gas system. The provisions of the Frederick County Plumbing Code shall apply to private sewage disposal systems.

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and ~~strike-through~~.

[—(5)—] **Subsection 105.2** is hereby modified to read as follows:

105.2 Work exempt from permit.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 150 square feet.

(Items 2 – [8]**13** unchanged)

[9. ~~Prefabricated swimming pools accessory to a group R-3 occupancy, as applicable in Section 101.2, that are drained after each use or on a daily basis.~~

[Items 10 – 13 unchanged]]

[—(6)—] **Subsection 105.3.1** is hereby amended to read as follows:

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing by routing the application to appropriate agencies and departments for their review. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official and the reviewing agencies and departments are satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

[—(7)—] **Subsection 105.3.2** is hereby amended to read as follows:

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned **180 DAYS**[~~one year~~] after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant [4]**ONE** or more extensions of time for additional periods not exceeding [90]**180** days each. The extension shall be requested in writing and justifiable cause demonstrated.

[—(8)—] **Subsection 105.5** is hereby amended to read as follows:

Expiration. Every permit issued shall **EXPIRE ONE YEAR FROM THE DATE OF ISSUANCE UNLESS THE FINAL BUILDING INSPECTION HAS BEEN APPROVED, OR AN EXTENSION HAS BEEN GRANTED. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT, IN WRITING, A ONE (1) YEAR EXTENSION PRIOR TO THE EXPIRATION DATE OF THE PERMIT, PROVIDED THAT WORK ON THE SITE AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN (ONE) 1 YEAR OF PERMIT ISSUANCE. COMMENCEMENT OF WORK IS EVIDENCED BY THE BUILDING OFFICIAL'S APPROVAL OF THE FIRST REQUIRED BUILDING INSPECTION.** [~~shall become invalid unless the work on the site authorized by such permit is commenced within 1 year after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 6~~

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Deletions from the text are shown in [brackets] and ~~strike-through~~.

~~months after the time the work is commenced. The building official is authorized to grant, in writing, 1 or more extensions of time, for periods not more than 180 days each.]~~ The extensions shall be requested in writing and justifiable cause demonstrated.

[(9)—]**Subsection 107.1** is hereby amended to read as follows:

107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 1 year.

[—(10)—]**Subsection 111.4** is hereby amended to read as follows:

111.4 Service connections. Before a structure is demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections.

[(11)—]**Subsection 111.5** is hereby amended to read as follows:

111.5 Notice to adjoining owners. Written notice shall be given by the applicant to the owners of adjoining lots and to the owners of wired or other facilities, of which the temporary removal is necessitated by the proposed work, prior to the removal of a building or structure.

[(12)—]**Subsection 110.3** is deleted in its entirety and [is hereby] amended to read as follows:

110.3 Certificate issued. When a structure is entitled thereto, the code official shall issue a certificate of occupancy upon completion of the final inspections in accordance with section 109.3.10, correction of the violations and discrepancies, and approval for occupancy is given from the departments and agencies that gave approvals for the issuance of the zoning certificate/building permit.

[(13)—]**Subsection 112.4** is hereby created to read as following:

112.4 Appeals. Any party aggrieved by a decision of the Board of Appeals shall have the right to appeal an adverse decision to the Board of County Commissioners.

[(14)—Subsection 202, Definitions, is hereby adopted to read as follows.

Family. "Family" includes:

- (1) ~~An individual;~~
- (2) ~~Two or more persons related by blood, marriage or law; or~~
- (3) ~~A group of not more than any five persons living in a dwelling unit.]~~

SUBSECTION 308.5.2, CHILD CARE FACILITY – THE EXCEPTION IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and ~~strike-through~~.

EXCEPTION: A CHILD DAY CARE FACILITY THAT PROVIDES FOR MORE THAN FIVE BUT NO MORE THAN 49 CHILDREN 2 ½ YEARS OR LESS OF AGE, WHEN THE ROOMS WHERE SUCH CHILDREN ARE CARED FOR ARE LOCATED ON THE LEVEL OF THE EXIT DISCHARGE AND EACH OF THESE CHILD CARE ROOM HAS AN EXIT DOOR DIRECTLY TO THE EXTERIOR, SHALL BE CLASSIFIED AS GROUP E.

SUBSECTION 507.3, SPRINKLERED, ONE STORY, IS HEREBY AMENDED TO READ AS FOLLOWS:

THE AREA OF A ONE-STORY, GROUP B, F, M, OR S BUILDING, OF TYPE I OR II CONSTRUCTION, SHALL NOT BE LIMITED WHEN THE BUILDING IS PROVIDED WITH AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT IN ACCORDANCE WITH SECTION 903.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH. (NOTE: EXCEPTIONS FOR §507.3 ARE UNCHANGED FROM THE IBC).

[(15)] Subparagraph 3 of Subsection 708.1., General, is hereby amended to read as follows:

[3. — Walls separating all tenant spaces and tenant spaces in covered mall buildings as required by Section 402.7.2.]

7. WALLS SEPARATING OTHER TENANT SPACES SHALL BE CONSTRUCTED AT A MINIMUM AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708. EXCEPTION: IN FULLY SPRINKLERED BUILDINGS, OPENINGS IN CORRIDOR WALLS ARE NOT REQUIRED TO BE PROTECTED.

SUBSECTION 903.2.7, GROUP R, IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:

APPROVED AUTOMATIC SPRINKLER SYSTEMS IN ACCORDANCE WITH 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA AND AS REQUIRED BY THE FREDERICK COUNTY SPRINKLER ORDINANCE (NO. 06-26-422).

SUBSECTION 903.2.8, GROUP S-1, IS HEREBY AMENDED BY ADDING A NEW SUBPARAGRAPH 4 AS FOLLOWS:

4. THROUGHOUT ALL MINI STORAGE BUILDINGS GREATER THAN 2500 SQUARE FEET IN AREA.

[(16)] Subsection 903.4.3, Floor control valves, is hereby amended to read as follows:

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in multi-story buildings. Each floor of a building shall be

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zoned separately with maximum zone sizes in accordance with the provisions of NFPA #13. Fire alarm zones shall coincide with sprinkler system zones.

~~[(17)]~~ **Subsection 905.2, Installation standards**, is hereby amended to add TWO exceptions as follows:

Exceptions:

(1) The residual pressure requirements from an automatic water supply are not required in buildings equipped throughout with an approved automatic sprinkler system and where the highest floor level is not more than 75 feet above the lowest level of the Fire Department access. Pipe sizes shall be hydraulically calculated based on maintaining a residual pressure of 100 psi flowing 500 gpm at the hydraulically most remote hose outlet based on a pressure of 150 psi available at the Fire Department connection. An additional 250 gpm shall be added at the point of connection for each additional riser up to a maximum of 1250 gpm. The minimum riser pipe size shall be 4" nominal diameter.

(2) All Class I standpipes shall have a minimum size hose connection of 2½" and shall be equipped with a 1½" reducing adapter.

~~[(18)]~~ **Subsection 905.4, Location of Class I standpipe hose** – connection, is hereby amended and modified to read as follows:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at the level of stair entry.

~~[(19)]~~ **Subsection 907.8** is hereby amended to read as follows:

907.8 Zones. Each floor shall be zoned separately. Where the building is not protected throughout by an automatic sprinkler system in accordance with Section 903, a zone shall not exceed 22,500 square feet (2090 m²) and the length of any zone shall not exceed 300 feet (91440 mm) in any direction. Where the building is protected by an automatic sprinkler system in accordance with Section 903, the area of the fire alarm zone shall coincide with the allowable area of the sprinkler system.

Delete exception.

SUBSECTION 1008.1.8.3, LOCKS AND LATCHES - SUBPARAGRAPH 2 IS HEREBY AMENDED AS FOLLOWS:

2. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 99 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH LOCKS FROM THE EGRESS SIDE PROVIDED:

2.1. THE LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

2.2 [DELETED]

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2.3.[DELETED]

SUBSECTION 1024.5.2, CONSTRUCTIONS AND OPENINGS, IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:

WHERE AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF IS LESS THAN 10 FEET (3048 MM) IN WIDTH, ALL EGRESS COURT ENCLOSURE WALLS SHALL HAVE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE OF 10 FEET (3048 MM) ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN ¾ HOUR. (EXCEPTIONS 1. AND 2. REMAIN UNCHANGED.)

SUBSECTION 1025.2, ASSEMBLY MAIN EXIT IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:

GROUP A OCCUPANCIES CONSISTING OF, BARS, WITH LIVE ENTERTAINMENT, DANCE HALLS, DISCOTHEQUES, NIGHTCLUBS, AND ASSEMBLY OCCUPANCIES WITH FESTIVAL SEATING, THAT HAVE AN OCCUPANCY LOAD OF GREATER THAN 50 SHALL BE PROVIDED WITH A MAIN EXIT. THE MAIN EXIT SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE NOT LESS THAN TWO THIRDS (2/3) OF THE OCCUPANT LOAD, BUT SUCH WIDTH SHALL NOT BE LESS THAN THE TOTAL REQUIRED WIDTH OF ALL MEANS OF EGRESS LEADING TO THE EXIT. IN ASSEMBLY OCCUPANCIES, OTHER THAN THOSE LISTED ABOVE, THE MAIN ENTRANCE/EXIT SHALL BE A WIDTH THAT ACCOMMODATES ONE-HALF OF THE TOTAL OCCUPANT LOAD. WHERE THE BUILDING IS CLASSIFIED AS A GROUP A OCCUPANCY, THE MAIN EXIT SHALL FRONT ON AT LEAST ONE STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 10 FEET (3048 MM) IN WIDTH THAT ADJOINS A STREET OR PUBLIC WAY. (THE EXCEPTION REMAINS UNCHANGED)

[(20)]Chapter 11, Accessibility, is hereby deleted in its entirety and the following is adopted:

Chapter 11 Accessibility. The provisions of the Maryland Accessibility Code, State Regulation COMAR 05.02.02 shall apply to all matters affecting handicapped accessibility and use of building and sites.

SUBSECTION 1405.12.2, WINDOW SILLS, IS HEREBY AMENDED BY ADDING A NEW EXCEPTION NO. 3:

3. WINDOWS WITH SASH STOPS THAT WILL ENGAGE AUTOMATICALLY SO AS NOT TO ALLOW A 4" DIAMETER (102 MM) SPHERE TO PASS THROUGH THE WINDOW OPENING AND THAT SHALL READILY MANUALLY DISENGAGE SO AS TO ALLOW EMERGENCY EGRESS, VENTILATION OR OTHER OCCUPANT NEEDS.

[(21)]Subsection 1607.11.2 is hereby amended by adding the following:

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and ~~strike-through~~.

1607.11.2 ... In no case shall the design live load of any roof be less than thirty (30) P.S.F. (pounds per square foot) OR FORTY (40) LB. GROUND SNOW LOAD P.S.F.

[—(22)—] **Subsection 1805.2.1, Frost protection - EXCEPTION 2**, is hereby **AMENDED** **AS FOLLOWS**[deleted and replaced with the following]:

[Except where otherwise protected from frost, foundation walls, piers, and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. ~~Extending below the frost line of the locality; or~~
2. ~~Erecting on solid rock.~~

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. ~~Classified in importance category I (see Table 1604.5);]~~
2. ~~Area of 400[250] square feet (37m²) or less; and~~
3. ~~Eave height of 10 feet (3048 mm) or less.~~

~~Footings shall not bear on frozen soils unless such frozen condition is of a permanent character. In all cases the frost line shall be at least 30 inches below finished grade.]~~

[—(23)—] **Chapters 27, 29 and 30** of the International Building Code, 200[3]6 Edition are hereby deleted in their entireties[~~along with Section 3107.0, Signs, also~~].

[(a)—] Electrical components, equipment and systems used in buildings and structures shall be designed and constructed in accordance with the Frederick County Electrical Code (Chapter 1-7, Article III of the Frederick County Code).

[—(b)—] The provisions of the International Plumbing Code, as adopted by Frederick County (Chapter 1-14, Article IV of the Frederick County Code), shall govern the erection, installation, alteration, repairs, relocation, replacement addition to, use or maintenance of plumbing equipment and systems.

[—(24)—] **Subsection 3107.0** is hereby adopted to read as follows:

3107.0 Signs. All signs shall comply with the requirements of the Frederick County Zoning Ordinance.

[—(25)—] **Subsection 3401.1** is hereby deleted in its entirety.

The alteration, repair, addition and change of occupancy of existing structures in Frederick County shall be governed by the Maryland Building Rehabilitation Code, adopted under the authority of the State of Maryland, Department of Housing and Community Development, Article 83b, subsection 6-503, Annotated Code of Maryland.

[—(26)—] **Appendix C, Group U, Agricultural buildings**, is hereby adopted in its entirety.

[—(27)—] **Appendix F, Rodent Proofing**, is hereby adopted in its entirety.

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and ~~strike-through~~.

[~~—(28)—~~] **Appendix G, Flood resistant construction**, is hereby adopted in its entirety.

[~~—(29)—~~] **Appendix H, Signs**, is hereby adopted in its entirety.

[~~—(30)—~~] **APPENDIX I, PATIO COVERS, IS HEREBY ADOPTED IN ITS ENTIRETY.**

§ 1-6-18B. LOCAL AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE

~~[(B)]~~ The BOARD OF COUNTY COMMISSIONERS HEREBY ADOPTS THE International Residential Code, [2003]**2006** Edition INCLUDING THE AMENDMENTS [as] adopted by the State of Maryland in the Maryland Building Performance Standards (COMAR 05.02.07)[is hereby] WITH THE AMENDMENTS[amended] DESCRIBED AND SHOWN BELOW in the following respects.

~~[(1)]~~ Chapter 1. Chapter 1 is deleted in its entirety as written. International Building Code, 2003 Edition, Chapter 1, Administration, with adopted amendments in the Frederick County Code, shall govern this International Residential Code, 2003 Edition.]

SUBSECTION R105.2, WORK EXEMPT FROM PERMIT - SUBPARAGRAPH 1 IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 150 square feet.

SUBSECTION R105.5 – EXPIRATION, IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING:

R105.5 EXPIRATION. EVERY PERMIT ISSUED SHALL EXPIRE ONE YEAR FROM THE DATE OF ISSUANCE UNLESS THE FINAL BUILDING INSPECTION HAS BEEN APPROVED, OR AN EXTENSION HAS BEEN GRANTED. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT, IN WRITING, A ONE (1) YEAR EXTENSION PRIOR TO THE EXPIRATION DATE OF THE PERMIT, PROVIDED THAT WORK ON THE SITE AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN (ONE) 1 YEAR OF PERMIT ISSUANCE. COMMENCEMENT OF WORK IS EVIDENCED BY THE BUILDING OFFICIAL'S APPROVAL OF THE FIRST REQUIRED BUILDING INSPECTION. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED.

IRC CHAPTER 2. DEFINITIONS

THE FOLLOWING NEW DEFINITION IS HEREBY ADDED:

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and ~~strike-through~~.

MOBILE HOME. A TRANSPORTABLE STRUCTURE BUILT PRIOR TO JUNE 15, 1976, OTHERWISE MEETING THE SAME DIMENSIONAL LIMITS AS USED TO DESCRIBE A MANUFACTURED HOME.

THE DEFINITION OF MANUFACTURED HOME IS HEREBY MODIFIED BY ADDING THE FOLLOWING LANGUAGE TO THE END OF THE DEFINITION:

ALL MANUFACTURED/MOBILE HOMES DESIGNED AND BUILT SOLELY FOR RESIDENTIAL PURPOSES OR HUMAN HABITATION MUST BEAR A HUD LABEL CERTIFYING COMPLIANCE WITH THE FEDERAL STANDARDS. NON-LABELED MANUFACTURED HOMES AND MOBILE HOMES SHALL BE PROHIBITED FROM BEING RELOCATED INTO FREDERICK COUNTY.

~~[(2) Chapter 3.]~~

~~[(a) Tables.]~~

~~[(i)]~~ **Table R301.2(1)** is to be filled in as follows:

Ground Snow Load (pounds per square foot) = ~~[30]~~ **40** psf

Wind Speed 90 (MPH)

Seismic Design Category = ~~[C]~~ **B**

Subject to damage from

Weathering = Severe

Frost Line Depth = 30~~[""]~~ **INCHES**

~~[Subject to damage from]~~

Termite = Yes (moderate/heavy)

~~[Decay = Yes (slight/mod.)]~~

Winter Design Temp. = 12 deg.

~~[(ii)]~~ **Table R301.2(1)** is hereby modified by the addition of the following:

Ice shield underlayment requirement = Yes

Flood hazard = As determined by DIVISION OF Planning and Zoning ~~[Department]~~

Air freezing index = Greater than 1,500

Mean annual temperature = 52 degrees Fahrenheit

~~[(iii) Table R301.6 is hereby deleted in its entirety.]~~

~~[(iv) Table R301.7, Allowable deflection of structural members and guard rails/hand rail construction is hereby modified as follows:~~

~~The allowable deflection rate (H or L) shall be equal to or exceed H or L/240.~~

~~(b) Subsection R309.2 Separation required. Garages located beneath habitable rooms shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assemblies which are constructed with not less than a one hour fire resistance rating.]~~

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined.
Deletions from the text are shown in [brackets] and ~~strike through~~.

SUBSECTION R305.1, MINIMUM HEIGHT - A NEW EXCEPTION NO. 4 IS HEREBY ADDED AS FOLLOWS:

4. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES AS SHOWN IN FIGURE R307.1. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA OF 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD. WHERE THERE IS A TUB, THE MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) SHALL APPLY TO THE ENTIRE FIXTURE.

~~[(e)]~~**Subsection R309.4 Carports.** Exception is deleted in its entirety.

~~[(d)]~~**Subsection R310.1** is hereby amended by changing the first sentence to read as follows, and adding an exception:

R310.1 Emergency escape and rescue required. All new basements with habitable~~[space or occupiable space, and every sleeping room shall have at least one openable emergency and rescue window or exterior door opening for emergency escape and rescue.]~~ **OCCUPIABLE, OR SLEEPING SPACE SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. IF THE BASEMENT INCLUDES SLEEPING ROOMS, EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPENABLE EMERGENCY AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE.**

~~[Exception: Buildings provided with automatic sprinkler systems according to NFPA 13, 13R, or 13D.]~~

~~[(e)]~~ ~~[The exceptions under s]~~**Subsection R311.4.3, Landings at doors - EXCEPTIONS 2 AND 3** are hereby amended to **REPLACE TEXT " 7-3/4 INCHES (196 MM)" WITH TEXT " 8-1/4 INCHES"**. ~~[read as follows:~~

~~Exception: [intentionally deleted]~~

~~Exception: The landing at an exterior doorway shall not be more than 8-1/4 inches below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing.~~

~~[(f)]~~ ~~Exception number 2 in Subsection R311.5.3.3, Profile, is hereby deleted in its entirety.]~~

~~[(g)]~~**SUBSECTION R312.2, GUARD OPENING LIMITATIONS** - The first sentence ~~[of Subsection R312.2, Guard opening limitations,]~~ is hereby modified to read as follows:

Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102 mm) or more in diameter. Guards shall not have an ornamental pattern that would provide or create a ladder effect.

~~[(h)]~~**SUBSECTION R312.2** - Exception 2 ~~[of Subsection R312.2]~~ is hereby deleted in its entirety.

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and ~~strike-through~~.

(i) Subsection R315.1 is hereby amended to read as follows:

R315.1 Handrails. Handrails having minimum and maximum heights of 34 inches and 38 inches (864mm and 965mm), respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with three or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38mm) between the wall and the handrail.

(j) The first sentence of, and the exception to, Subsection R317.1 are hereby modified to read as follows:

Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 2-hour fire-resistance rating when tested in accordance with ASTM E119.

Exception: A fire resistance rating of 1 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system in accordance with NFPA 13R or 13D.

[(3) Chapter 4.]

SUBSECTION R403.1.4.1, FROST PROTECTION – [(a) —] The exceptions [for Subsection R403.1.4.1, Frost protection,] are deleted and [is hereby] amended to read as follows:

1. Freestanding accessory storage structures with an area of AT LEAST 150 [—249] square feet [or less] BUT LESS THAN 400 SQUARE FEET, and an eave height of NOT MORE THAN 10 feet (3048 mm) shall not be required to be protected, but structures that are less than 400[250] square feet must be provided with a minimum of 4 permanent tie-downs that are designed to withstand the applicable wind load requirements according to the adopted building code.

2. Decks not supported by a dwelling will require footings according to the building code unless joist members are in direct contact with the earth.

3. Structures with an area 400[250] square feet or more will require permanent footings and/or foundations according to the applicable sections of the building code.

[(b) —] **Subsection R403.3, Frost protected shallow foundations**, is hereby deleted in its entirety.

TABLES R404.1(1), R404.1(2) AND R404.1(3) ARE DELETED IN THEIR ENTIRETIES.

[(c) —] Table R404.1.1(1) Note “B” is hereby amended to read as follows:

—B.— Soil classes in accordance with Catoctin and Frederick Soil Conservation District maps (issued May 1985, as amended).]

SUBSECTION R404.1 IS HEREBY DELETED AND REPLACED WITH THE FOLLOWING TEXT:

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS. CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OR IN ACCORDANCE

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and strike-through.

WITH ACI 318, ACI 332, NCMA TR68-A OR ACI 530/ASCE 5/TMS 402 OR OTHER APPROVED STRUCTURAL STANDARDS. WHEN ACI 318, ACI 332 OR ACI 530/ASCE 5/TMS 402 OR THE PROVISIONS OF SECTION R404 ARE USED TO DESIGN CONCRETE OR MASONRY FOUNDATION WALLS, PROJECT DRAWINGS, TYPICAL DETAILS AND SPECIFICATIONS ARE NOT REQUIRED TO BEAR THE SEAL OF THE ARCHITECT OR ENGINEER RESPONSIBLE FOR DESIGN, UNLESS OTHERWISE REQUIRED BY THE STATE LAW OF THE JURISDICTION HAVING AUTHORITY.

SUBSECTION R405.1, CONCRETE OR MASONRY FOUNDATION - [(d)—]The following language shall be added to the end of the exception[~~to Subsection R405.1, Concrete or masonry foundation~~]:

Or as otherwise approved in accordance with the Catoctin and Frederick Soil Conservation District Maps (issued May 1985, as amended).

R613.2.WINDOW SILLS – A NEW EXCEPTION NO. 3 IS HEREBY ADDED AS FOLLOWS:

3. WINDOWS WITH SASH STOPS THAT WILL ENGAGE AUTOMATICALLY SO AS NOT TO ALLOW A 4" DIAMETER (102 MM) SPHERE TO PASS THROUGH THE WINDOW OPENING AND THAT SHALL READILY MANUALLY DISENGAGE SO AS TO ALLOW EMERGENCY EGRESS, VENTILATION OR OTHER OCCUPANT NEEDS.

[(4)—Table N1102.1 is modified by the following: Change the "R" value for ceilings from R-38 to R-30 and the "R" value for walls from R-18 to R-13 in the line for 5,000–5,499 HDD.]

[(5)—]**IRC Chapters 12 – 24** are hereby deleted in their entirety. Regulation of the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions within the building shall be installed according to the International Mechanical Code [2003]**2006** or the Mechanical Code adopted pursuant to the provisions of Md. Code Ann., Business Regulations Article, § 9A-205.

[(6)—]**IRC Chapters 25 – 32** are hereby deleted in their entirety. The provisions of the International Plumbing Code, as adopted by Frederick County, shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.

[(7)—]**IRC Chapters 33 – 42** are hereby deleted in their entirety. Electrical components, equipment and systems used in buildings and structures shall be designed and constructed in accordance with the Frederick County Electrical Code.

[(8)—]**IRC CHAPTER 43** - Standards listed in THIS Chapter[~~43~~] shall be considered part of the requirements of this code. Where differences occur between provisions of this code and the referenced standard, the provisions of this code shall apply.

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined. Deletions from the text are shown in [brackets] and ~~strike-through~~.

IRC APPENDIX A - SIZING AND CAPACITIES OF GAS PIPING, IS HEREBY ADOPTED IN ITS ENTIRETY.

IRC APPENDIX B - SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS, IS HEREBY ADOPTED IN ITS ENTIRETY.

IRC APPENDIX C - EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS, IS HEREBY ADOPTED IN ITS ENTIRETY

IRC APPENDIX D - RECOMMENDED PROCEDURE FOR SAFETY INSPECTION OF AN EXISTING APPLIANCE INSTALLATION, IS HEREBY ADOPTED IN ITS ENTIRETY.

[(9)—] IRC Appendix E -Manufactured housing used as dwelling, is hereby adopted ~~[in its entirety.]~~ **WITH THE FOLLOWING AMENDMENTS:**

THE DEFINITION OF MANUFACTURED HOME IN APPENDIX E, AE201 IS HEREBY DELETED AND REPLACED WITH DEFINITION OF MANUFACTURED HOME IN IRC CHAPTER 2.

SECTIONS AE302, AE303, AE304 ARE HEREBY DELETED IN THEIR ENTIRETY AND CHAPTER 1, ADMINISTRATION, AS ADOPTED BY FREDERICK COUNTY SHALL GOVERN APPLICATIONS FOR PERMITS, PERMIT ISSUANCE, AND FEES.

[(10)—]IRC Appendix F, Radon control methods, is hereby adopted, with the **FOLLOWING AMENDMENTS:**

Addition of the following exception:

Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed, or that are passively ventilated in accordance with section R408.2 of this code.

Sections AF103.5.3 and AF103.6.1 are hereby amended to add the following text:

Vent pipe must extend vertically straight through the roof for passive sub-membrane depressurization systems.

Exception: a maximum of two (2) - 45 degree elbows will be allowed to jog the vent pipe around an obstacle.

[(11)—]IRC Appendix G, Swimming pools, spas and hot tubs, is hereby adopted **IN ITS ENTIRETY.** ~~[to control the design and construction of swimming pools, spas and hot tubs installed in or on the lot of a one and two family dwelling, with the following amendments:~~

~~— (A) Section AG 105, Barrier requirements. Delete AG 105.2 Condition 9.~~

~~— (B) Section AG 105.5, Barrier exceptions. Add the following: Fixtures which are drained after each use shall be exempt from the provision of this chapter.]~~

[(3)—Appendix K, Sound transmission, is hereby adopted in its entirety.]

Additions to text are shown in CAPITAL letters (where possible) or bold and underlined.
Deletions from the text are shown in [brackets] and ~~strike-through~~.

IRC APPENDIX H - PATIO COVERS, IS HEREBY ADOPTED IN ITS ENTIRETY.

IRC APPENDIX J - EXISTING BUILDINGS AND STRUCTURES, IS HEREBY ADOPTED IN ITS ENTIRETY.

IRC APPENDIX K - SOUND TRANSMISSION, IS HEREBY ADOPTED IN ITS ENTIRETY.

IRC APPENDIX N - VENTING METHODS, IS HEREBY ADOPTED IN ITS ENTIRETY.

IRC APPENDIX P - FIRE SPRINKLER SYSTEM, IS HEREBY ADOPTED IN ITS ENTIRETY.